

ORDER RECEIVED FOR FILING

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3. B. (205.3) to permit a side yard setback of 8' instead of the required 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Side of existing house is the only location on property where garage can be located and have access to street. Garage addition will reduce setback to 8 feet but trees and shrubbery will remain between new garage and property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Signature _____

Address _____
City and State _____

Legal Owner(s):
Wilbur Carl Hossfeld, Jr.
(Type or Print Name)
Signature _____
Susan S. Hossfeld
(Type or Print Name)
Signature _____
7004 Charles Ridge Road 821-4118
Address Phone No.
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Same
City and State _____
Name _____
Address _____
Phone No. _____

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of April, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of June, 1981, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Jun 3 9, 1981

COUNTY OFFICE BLDG.
112 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Environment
Department of Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Wilbur C. Hossfeld, Jr.
7004 Charles Ridge Road
Towson, Maryland 21204

RE: Item No. 190
Petitioner - Wilbur C. Hossfeld, Jr. et ux
Variance Petition

Dear Mr. & Mrs. Hossfeld:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of a requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bco
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 25, 1981

Re: Item #190 (1980-1981)
Property Owner: Wilbur C. & Susan S. Hossfeld, Jr.
W/S Charles Ridge Road 206' N. of Wine Spring Lane
Acres: 104.00/71.48 x 220.08/212.86
District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 95904, executed in conjunction with the development of Ruxton Ridge, of which this property comprises Lot 16, Block C, plat of "Ruxton Ridge", recorded W.J.R. 26, Folio 85.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 190 (1980-1981).

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss
cc: Jack Wimbly
S-SE Key Sheet, 41 NW 4 Pos. Sheet
NW 11 A Topo, 69 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GARDER
DIRECTOR

May 25, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #190, Zoning Advisory Committee Meeting, April 21, 1981, are as follows:

Property Owner: Wilbur C. and Susan S. Hossfeld, Jr.
Location: W/S Charles Ridge Road 206' N. of Wine Spring Lane
Acres: 104.00/71.48 X 220.08/212.86
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,
John L. Wimbly
John L. Wimbly
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. William Hammond
Zoning Commissioner
TO: _____ Date: May 27, 1981

FROM: Michael S. Flanigan, Engineer Associate II

SUBJECT: Zoning Comments

Relative to ZAC meeting of April 21, 1981, the Department of Traffic Engineering has no comments on items 190, 191, 193 and 194.

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: May 18, 1981

FROM: Mr. Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item # 170 - Ellis J. and Doris A. Shifflett, Sr.
Item # 171 - Alecia Tomassetti and E. Helen Buck
Item # 174 - Constantine J. Kaminaris, D.D.S.
Item # 176 - Carolyn A. Carville
Item # 179 - Jerome J. and Joanne C. Cvach
Item # 180 - Stanley Penn Children's Trust
Item # 184 - Evelyn W. and Jimmie C. Sergeant
Item # 186 - Four Villages Limited Partnership
Item # 188 - The Four Star Company
Item # 189 - Albert Raymond Dente
Item # 190 - Wilbur C. and Susan S. Hossfeld, Jr.
Item # 191 - Bobby and Georgia B. Sheets
Item # 193 - Richard Wayne and Kathleen Stansburge
Item # 198 - Frederick W. and Faye J. Kuehn
Item # 200 - Richard E. and Marion P. Szymanski
Item # 201 - Stephen C. and Lynn Roth

IJE/rth

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

June 1, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Prop. City Owner: Wilbur C. & Susan S. Hossfeld, Jr.
Location: W/S Charles Ridge Road 206' N. of Wine Spring Lane
Item No. 190
Zoning Agenda: Meeting of April 21, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: _____ Approved: George M. Hegardt
Special Inspection Division Fire Prevention Bureau

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of June, 1981, that the herein Petition for Variance(s) to permit a side yard setback of eight feet in lieu of the required fifteen feet, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner
Baltimore County

ORIGINAL RECEIVED FOR FILING

DATE *June 23, 1981*
BY *John M. H. Jung*
ADMINISTRATIVE SERVICES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: May 25, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-216-A Item 190

Petition for Variance
West side of Charles Ridge Road, 206 ft. North of Wine Spring Lane
Petitioner- Wilbur Carl Hossfeld, Jr., et ux

Ninth District

HEARING: Thursday, June 18, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director

NEG:JGH:2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
Date: May 15, 1981
FROM: Charles E. (Ted) Burnham
Zoning Advisory Committee
SUBJECT: Meeting of April 21, 1981

ITEM NO. 190 Standard Comment
ITEM NO. 191 See Comments
ITEM NO. 192 See Comments
ITEM NO. 193 Standard Comments
ITEM NO. 194 Standard Comments

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204
Date: April 14, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 21, 1981

RE: Item No: 190, 191, 192, 193, 194
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance
LOCATION: West side of Charles Ridge Road, 206 ft. North of Wine Spring Lane
DATE & TIME: Thursday, June 18, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 8 ft. instead of the required 15 ft.

The Zoning Regulations to be excepted as follows:

Section: 1B02.3.B (205.3) - Minimum side yard setback in a D.R. 2 Zone

Being the property of Wilbur Carl Hossfeld, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, June 18, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Charles Ridge Rd., 206' :
N of Wine Spring Lane, 9th District : OF BALTIMORE COUNTY

WILBUR CARL HOSSFELD, JR., : Case No. 81-216-A
et ux, Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

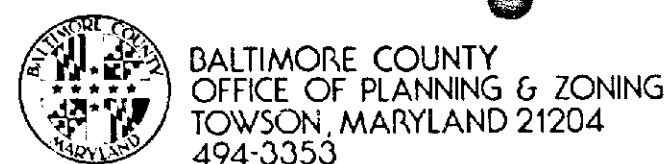
I HEREBY CERTIFY that on this 5th day of June, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Wilbur Carl Hossfeld, Jr., 7004 Charles Ridge Road, Towson, Maryland 21204, Petitioners.

John W. Hession, III
John W. Hession, III

DESCRIPTION

Beginning at a point on the west side of Charles Ridge Road 206' north of Wine Spring Lane and known as lot 16 block C of Ruxton Ridge and recorded among the land records of Baltimore County in Plat Book 26 Folio 85.

Also known as 7004 Charles Ridge Road.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. and Mrs. Wilbur Carl Hossfeld, Jr.
7004 Charles Ridge Road
Towson, Maryland 21204

RE: Petition for Variance
W/s Charles Ridge Rd., 206' N of Wine
Spring Lane
Case #81-216-A

Dear Mr. and Mrs. Hossfeld:

This is to advise you that \$41.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096942

DATE June 18, 1981 ACCOUNT 01-662

AMOUNT \$41.75

RECEIVED FROM W. C. Hossfeld, Jr.

FOR Posting & advertising for case #81-216-A

3547222 25

4175

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WCH</u>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>									
Previous case:	Map #									

Mr. & Mrs. Wilbur C. Hossfeld, Jr.
7004 Charles Ridge Road
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of April, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Wilbur C. Hossfeld, Jr., et ux
Petitioner's Attorney

Reviewed by: Nicholas E. Commodari
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 23, 1981

Mr. & Mrs. Wilbur Carl Hossfeld, Jr.
7004 Charles Ridge Road
Towson, Maryland 21204

RE: Petition for Variance
W/S of Charles Ridge Rd., 206' N of Wine
Spring Lane - 9th Election District
Wilbur Carl Hossfeld, Jr., et ux -
Petitioners
NO. 31-216-A (Item No. 190)

Dear Mr. & Mrs. Hossfeld:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., June 23, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the day of June 19, 1981, the first publication appearing on the day of June 12, 1981.

THE JEFFERSONIAN
Manager
Cost of Advertisement, \$ 1750

PETITION FOR VARIANCE
9th District
ZONING: Petition for Variance
LOCATION: West side of Charles Ridge Road, 206' N of Wine Spring Lane
DATE & TIME: Thursday, June 18, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 8 ft. instead of the required 18 ft. The Zoning Regulations to be accepted as follows:
Section 1902.3 (206.3) - Minimum side yard setback in a D.R.2 Zone
Beginning at a point on the west side of Charles Ridge Road, 206' north of Wine Spring Lane and known as lot 16 Block C of Ruxton Ridge and recorded among the land records of Baltimore County in Plat Book 26 Folio 85. Also known as 7004 Charles Ridge Road.
Being the property of Wilbur Carl Hossfeld, Jr., et ux, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, June 18, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 22

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting June 4, 1981
Posted for: VARIANCE
Petitioner: WILBUR CARL HOSSFELD, JR., et ux
Location of property: WEST SIDE CHARLES RIDGE RD. 206 FT. NORTH OF WINE SPRING LANE
Location of Signs: FRONT OF 7004 CHARLES RIDGE RD. APPROX. 286' N. OF WINE SPRING LANE
Remarks: Stephen J. Quate
Posted by: Stephen J. Quate Date of return: June 5, 1981
Number of Signs: 1

Mr. and Mrs. Wilbur Carl Hossfeld, Jr.
7004 Charles Ridge Road
Towson, Maryland 21204

May 19, 1981

NOTICE OF HEARING

RE: Petition for Variance
W/s of Charles Ridge Rd., 206 ft. N of Wine Spring La.
Wilbur Carl Hossfeld, Jr., et al Case #81-216-A

TIME: 9:30 A.M.

DATE: Thursday, June 18, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 8 day of April, 1981.

Filing Fee \$ 25.00 Received: ☒ Cash
☐ Other

Petitioner Wilbur Carl Hossfeld, Jr. Submitted by WCH
No. 097286
Received by WCH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 18, 1981 ACCOUNT 01-682

AMOUNT \$25.00

RECEIVED FROM W. C. Hossfeld, Jr.

FOR Filing fee for case no. 81-216-A

35031422 19

2500

VALIDATION OR SIGNATURE OF CASHIER

Petition For Variance
9th District
ZONING: Petition for Variance
LOCATION: West side of Charles Ridge Road 206 ft. North of Wine Spring Lane
DATE & TIME: Thursday, June 18, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue Towson, Maryland
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Being the property of Wilbur Carl Hossfeld, Jr., et ux, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, June 18, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 22

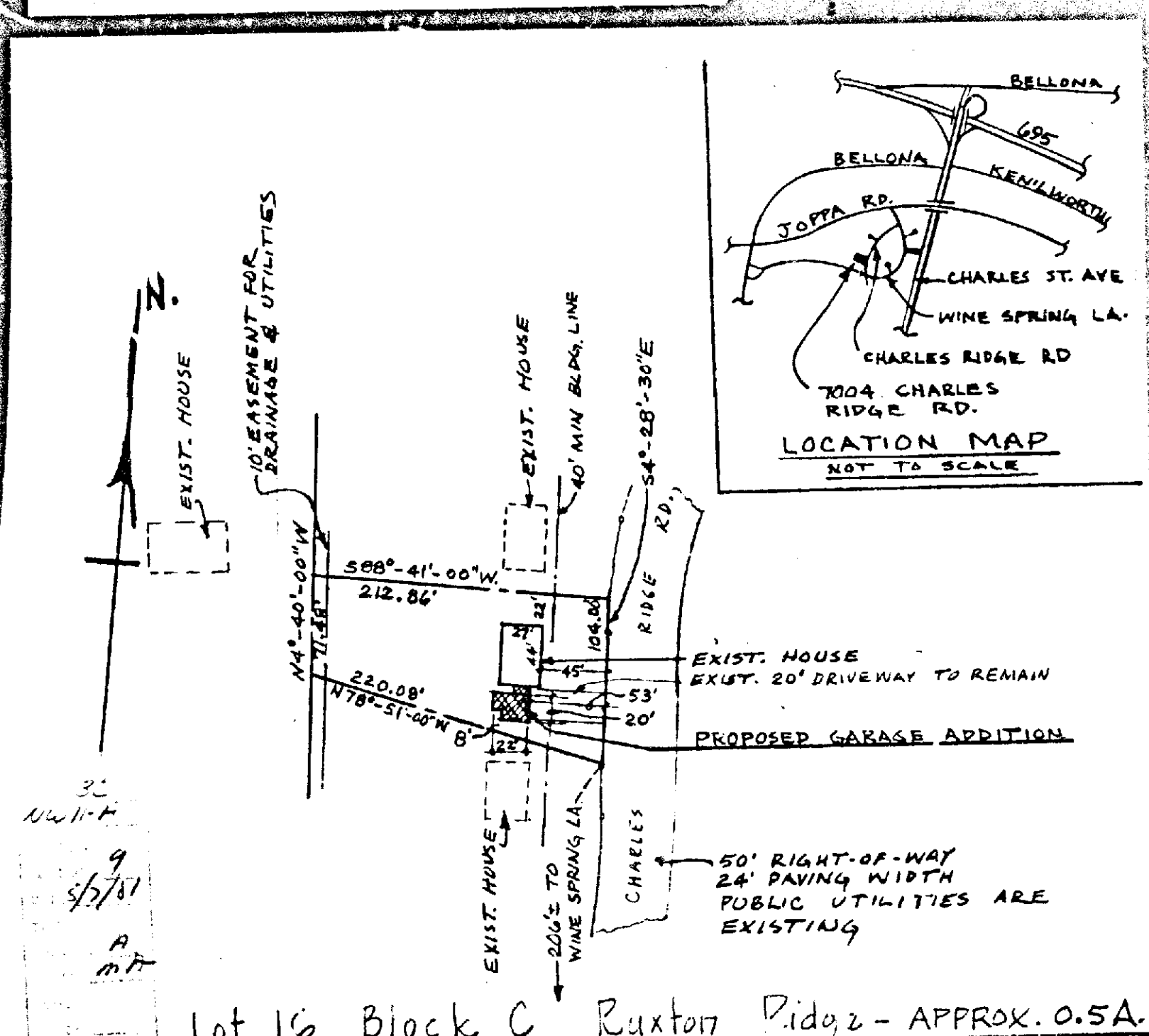
The Essex Times

Essex, Md., June 18, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the day of June 19, 1981, the first publication appearing on the day of June 12, 1981.

Publisher.



Lot 16 Block C Ruxton Ridge - APPROX. 0.5A
9th District Baltimore Co. Md.

7004 CHARLES RIDGE ROAD

Zone: DR-2

FLAT FOR ZONING VARIANCE
SCALE: 1" = 100'

